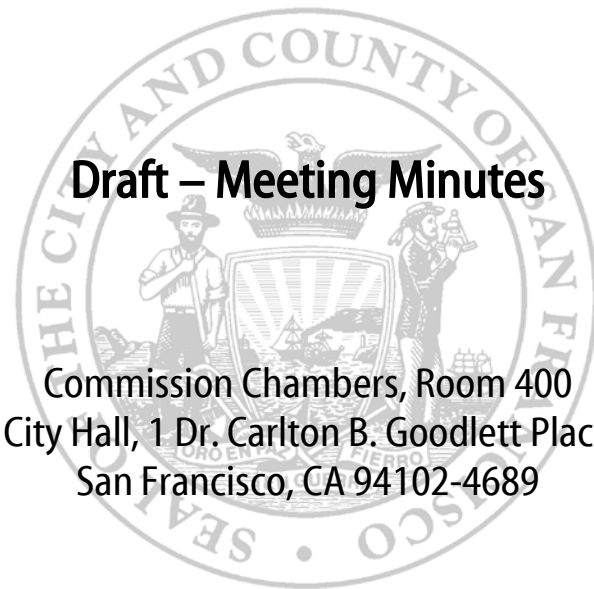


# SAN FRANCISCO HISTORIC PRESERVATION COMMISSION



## Draft – Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Wednesday, April 5, 2017**  
**12:30 p.m.**  
**Regular Meeting**

**COMMISSIONERS PRESENT:** Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT WOLFRAM AT 12:35 PM**

**STAFF IN ATTENDANCE:** Jeff Joslin – Director of Current Planning, Stephanie Cisneros, Shannon Ferguson, Tim Frye – Historic Preservation Officer, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. GENERAL PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

**SPEAKER:** Richard Rothman – Mother’s Building

**B. DEPARTMENT MATTERS**1. [Director's Announcements](#)

None

## 2. Review of Past Events at the Planning Commission, Staff Report and Announcements

None

**C. COMMISSION MATTERS**

## 3. President's Report and Announcements

## 4. Consideration of Adoption:

- [Draft Minutes for HPC March 15, 2017](#)

SPEAKER: None

ACTION: Adopted as Amended

AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns

## 5. Commission Comments &amp; Questions

None

**D. REGULAR CALENDAR**6a. [2017-002865LBR](#) (S. CISNEROS: (415) 575-9186)

647 VALENCIA STREET – east side of Valencia Street at the corner of Sycamore Street. Assessor's Block 3576, Lot 062 (District 9). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. The Elbo Room (formerly Amelia's) is a neighborhood bar in the Mission District with significant ties to the LGBTQ community and history. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Stephanie Cisneros – Staff report

+ Erik Cantu – Elbo Room

+ John Downing – Elbo Room

+ Matt Shapiro – Elbo Room

+ Perry Butler – Perry's

+ Mike Leon – the Eagle

+ Fred Schrunk – Elbo Room

ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns

RESOLUTION: 857

- 6b. [2017-002868LBR](#) (S. CISNEROS: (415) 575-9186)  
754 GRANT AVENUE – east side of Grant Avenue at the corner of Clay Street. Assessor's Block 0226, Lot 040 (District 3). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1981, Long Boat Jewelry is a family owned and operated Chinatown-based jewelry shop. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within a CVR (Chinatown-Visitor Retail) Zoning District and 55-N Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns  
RESOLUTION: 858

- 6c. [2017-002876LBR](#) (S. CISNEROS: (415) 575-9186)  
1944 UNION STREET – North side of Union Street between Laguna Street and Buchanan Street. Assessor's Block 0531, Lot 008 (District 2). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1969, Perry's San Francisco is family owned and operated restaurant and bar serving the Cow Hollow neighborhood. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the Union Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item 6a.  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns  
RESOLUTION: 859

- 6d. [2017-002879LBR](#) (S. CISNEROS: (415) 575-9186)  
398 12<sup>TH</sup> STREET – south side of 12st Street at the corner of Harrison Street. Assessor's Block 3522, Lot 014 (District 6). Consideration of adoption of a resolution recommending Small Business Commission approval of a **Legacy Business** application. Founded in 1981, San Francisco Eagle Bar ("The Eagle") is a local bar and community gathering space in the South of Market neighborhood with significant ties to the LGBTQ community and history. The Legacy Business Registry recognizes longstanding, community-serving businesses that are valuable cultural assets to the City. In addition, the City intends that the Registry be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success. The subject business is within the WSOMA MUG (Mixed Use-General) Zoning District and 55-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: Same as Item 6a.  
ACTION: Adopted a Recommendation for Approval

AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns  
RESOLUTION: 860

7. [2016-011052DES](#) (S. FERGUSON: (415) 575-9074)  
1970 OCEAN AVENUE – north side of Ocean Avenue, Assessor’s Block 3280, Lot 018 (District 7). Consideration to Recommend to the Board of Supervisors **Landmark Designation** of the former El Rey Theater as an individual Article 10 Landmark pursuant to Section 1004.1 of the Planning Code. 1970 Ocean Avenue is significant as one of the only remaining movie theaters originally designed in the Art Deco style by master architect Timothy Pflueger. The building was added to the Landmark Designation Work Program on August 17, 2016. 1970 Ocean Avenue is located in the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District and 45-X Height and Bulk District.

*Preliminary Recommendation: Adopt a Recommendation for Approval*

SPEAKER: = Shannon Ferguson – Staff report  
+ Dan Weaver – Support  
+ Alex Maloney – Save El Rey  
+ Nicki Trasvenia – Support  
ACTION: Adopted a Recommendation for Approval  
AYES: Wolfram, Hyland, Hasz, Johnck, Matsuda, Pearlman, Johns  
RESOLUTION: 861

ADJOURNMENT – 1:04 PM